



Callington
PL17 7TW

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DAWSONnott
E S T A T E A G E N T S

Guide Price £320,000

Situation - Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist surgeries.

- **Stunning Modern Detached House**
- **Impressive ground floor accommodation**
- **`Wren` Kitchen with appliances**
- **3 Bedrooms (Master with En suite)**
- **Far reaching countryside views**
- **Garage, Parking and Exceptional attractive Gardens**



The property is approached via a paved pathway and Storm Porch. Entrance door opens to the welcoming Hallway which has stairs rising to the first floor and a useful storage cupboard. The Cloakroom has a low level WC, corner wash hand basin and an extractor. The Lounge is of a generous size, is double aspect and has night/day blinds to the principal windows. The bespoke replacement 'Wren' Kitchen is fitted with a range of high gloss extra tall cabinets, drawer space and pan drawers. There are built in appliances including Neff oven, Neff microwave/oven, fridge and freezer, Neff 4 ring induction hob with a stainless steel extractor over; washing machine, dishwasher and wine fridge. To set the bar higher there are Quartz square edged work top surfaces with matching upstands, drainer and splashbacks. The present vendors have given a great deal of thought with the design even creating a view point from the kitchen through to the conservatory, garden and countryside beyond. The Dining room is placed advantageously next to the kitchen following through to the warmest room of the property being the light and airy Conservatory. This room is south facing and has large uPVC double glazed sliding doors giving direct access to the rear terrace. The kitchen/dining room and conservatory are very social spaces being ideal to entertain friends and family.

On the first floor the Landing gives access through to the bedrooms and bathroom, provides loft access and has an airing cupboard. The Master Bedroom is a double room and is fitted with a range of wardrobes. A door gives access through to the recently replaced En-suite Shower room with a walk in shower, enclosing screen and door and 2 waterfall heads over. There is modern patterned hexagonal tiling to the walls and floor, heated towel rail, low level WC and shaped wash hand basin. Bedroom 2 is a double bedroom, which enjoys views and is fitted with a range of wardrobes. Bedroom 3 again enjoys the views. The Family Bathroom comprises of low level WC, wash hand basin and bath with a mixer tap shower attachment.



OUTSIDE

To the front there is a pathway leading up to the main entrance. There are low maintenance pebble finished areas and a driveway suitable for one vehicle.

To the rear the attractive well tended gardens are enclosed and include a composite decked terrace with glass balustrade, being an ideal space to relax in and enjoy the views. Composite steps lead down the main garden which is finished in slate chippings and include a further composite seating area. There is an artificial lawn edged in flowers, vegetable garden and shed. Water feature, outside tap and rear entrance to the garage.

Garage:- Electronically operated door, lighting, and door giving access to the rear garden.

Services:- Mains gas, electric, water and drainage.

Council Tax:- Cornwall Council states the Council Tax for this property is Band D.





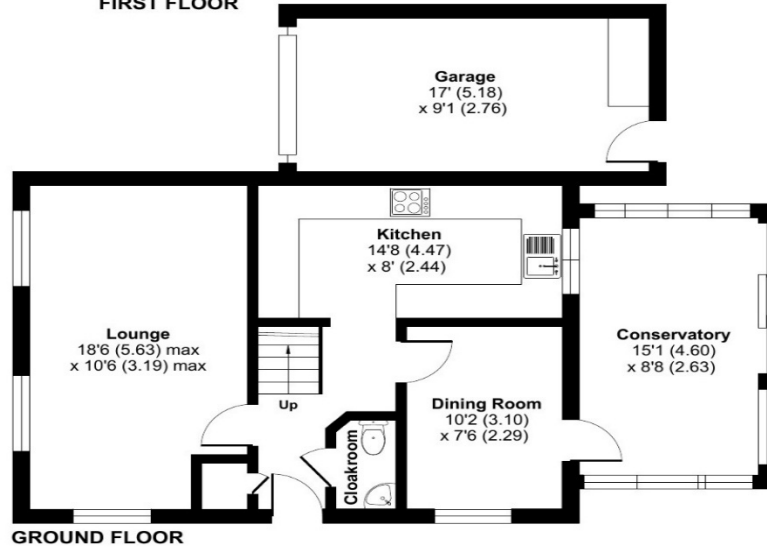
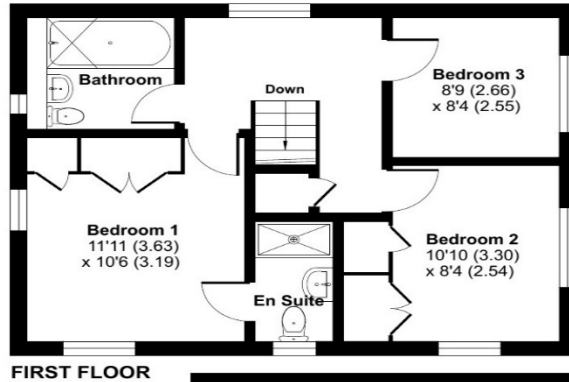
Callington, PL17

Approximate Area = 1115 sq ft / 103.5 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF: 1348543

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

